

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery County

State: TX

PJ's Total HOME Allocation Received: \$3,350,573

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	98.49 %	89.59 %	1	91.92 %	93	95	
% of Funds Disbursed	61.89 %	81.15 %	38	82.65 %	5	3	
Leveraging Ratio for Rental Activities	0	4.09	23	4.67	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	0.00 %	81.36 %	35	81.09 %	0	0	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	57.58 %	37	68.72 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	0.00 %	71.24 %	33	79.93 %	0	0	
% of 0-30% AMI Renters to All Renters***	0.00 %	37.12 %	30	44.94 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	0.00 %	96.86 %	33	94.87 %	0	0	
Overall Ranking:			In State:	38 / 39	Nationally:	3 1	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$0	\$13,977		\$25,717	0 Units	0.00 %	
Homebuyer Unit	\$12,801	\$9,595		\$14,669	36 Units	100.00 %	
Homeowner-Rehab Unit	\$0	\$30,352		\$20,391	0 Units	0.00 %	
TBRA Unit	\$0	\$3,620		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$0	\$108,488	\$0
State:*	\$51,432	\$59,294	\$33,008
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	44.4	0.0	0.0	Single/Non-Elderly:	0.0	27.8	0.0	0.0
Black/African American:	0.0	11.1	0.0	0.0	Elderly:	0.0	2.8	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	16.7	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	52.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	22.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	22.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	30.6	0.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	0.0	8.3	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	27.8	0.0	0.0	Other:	0.0			
4 Persons:	0.0	19.4	0.0	0.0	No Assistance:	0.0			
5 Persons:	0.0	8.3	0.0	0.0					
6 Persons:	0.0	5.6	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

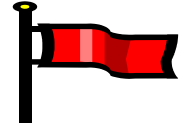
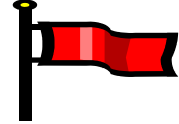
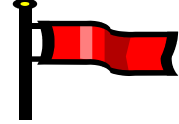
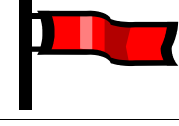
State: TX

Group Rank: 3
(Percentile)

State Rank: 38 / 39 PJs

Overall Rank: 1
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	0	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	0	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	0	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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